

GREENSBORO MINIMUM HOUSING STANDARDS COMMISSION REGULAR MEETING

MMOB – Katie Dorsett Council Chamber

REGULAR MEETING

1:30 PM

September 15, 2022

A Regular meeting of the City of Greensboro Minimum Housing Standards Commission (MHSC) was held on Thursday, September 15, 2022, commencing at 1:30 p.m. The following members were present: Chair, Linda Waddell; Vice Chair, Franklin Scott; Michael Waller; Moussa Issifou; and Amber Rivero. Staff present included: Administrative Staff: Christie Holt; and Inspectors Justin Kivette, Roddy Covington, and Don Sheffield. Also present was Legal Counsel, Tony Baker, as well as Michelle Kennedy, Director of Community Improvement.

ADMINISTRATIVE BUSINESS:

Chair Waddell called the meeting to order and asked if everyone had an opportunity to review the minutes of the last meeting.

1. Approval of minutes from special meeting on 6/16/22

Mr. Scott moved approval of the minutes of the Special Meeting held on June 16, 2022, seconded by Ms. Rivero. The Commission voted unanimously 5-0 in favor of the motion. (Ayes: Waddell, Rivero, Scott, Waller and Issifou. Nays: None.)

2. Request of Staff for any changes to the Agenda

Chair Waddell asked if there were any changes to the Agenda. Christie Holt stated that Item #6, 1107 Forest Hill Drive should be deleted from the Agenda because it is now in compliance.

3. Swearing in of the City Staff to testify.

Staff was sworn in for their testimony in the following matters.

4. Swearing in of Owners, Citizens, & Others testimony

No one from the public was in attendance.

5. Public Comment Period

Note: The Housing Commission is a Quasi-Judicial Board, therefore, speakers may Only address, in general, the minimum housing standards or affordable housing in Greensboro. Speakers may not address any property that is currently under investigation or may be under investigation. Speakers who attempt to discuss a specific property, other than as allowed above, will be asked to end their comments. Each speaker will be given 3 minutes each. Staff will provide the speaker with a 10-second warning before the time expires and then the mic will be turned off.

APPEAL OF INSPECTOR'S DECISION:

6. 1107 Forest Hill Dr Case #22-001426 (Parcel #36037) Mark T Wilson, Owner. In the Matter of an Appeal of a Notice of Violation. Inspector David Russell. **(DELETED)**

REQUESTING AN ORDINANCE TO EFFECTUATE COMPLIANCE:

7. 206 Huffman St Case #22-002295 (Parcel #13040) Heirs of Mary Jane Shepard Mebane and Nettie V Williamson, Owners. In the Matter of Order to Repair, Alter, Improve or Demolish Structure. Requesting an Ordinance to Demolish. Inspector Justin Kivette. **(ORDER TO DEMOLISH)**

Christie Hold stated that this property was first inspected on May 26, 2022, there was a hearing on June 30th, 2022, the Order was issued July 7th, 2022, and that Order expired on July 30th, 2022. The property did have to be secured. There are children in the area and there is a school nearby and there is a history of Police complaints. They are seeking an order to Demolish as the tax value is \$2,900 and the estimated cost to repair is close to \$60,000, well over 100%.

Counsel Baker asked how service was obtained for this property. Christie Holt responded that this is an heir property and they mailed first class and certified, for all addresses that were known. They also published in the Carolina Peacemaker, which is the usual standard procedure and they also posted Notice on the property.

Counsel Baker pointed out that in the Commissioner's Booklet, it refers to the Carolina Peacemaker and Ms. Holt stated that it was also published for today's meeting. Ms. Holt stated that this is one of the cases that was called previously, but because of a lack of response from any heirs, it was rescinded and restarted for today's meeting. The property is a hazard to the community.

Inspector Justin Kivette showed video recordings of the interior and exterior of the property, as shown today. The interior ceiling is starting to fall inward causing a safety hazard. There are also holes in the walls and vegetation coming in from outside.

There were no questions from the Commissions. Chair Waddell asked for a motion for an Order to Demolish on this property.

Ms. Waddell moved to accept the violations and adopt an Order to Demolish, seconded by Mr. Scott. The Commission voted unanimously 5-0 in favor of the motion. (Ayes: Waddell, Rivero, Scott, Waller and Issifol. Nays: None.)

REQUESTING A MOTION TO RESCIND ORDINANCES NOW IN COMPLIANCE

Ms. Rivero moved to Rescind Ordinances 8 through 21, seconded by Mr. Scott. The Commission voted unanimously 5-0 in favor of the motion. (Ayes: Waddell, Rivero, Scott, Waller and Issifol. Nays: None.)

8. 611 Bennett St Case #11-005063 (Parcel #4994) Raymond E Phillips, Owner. Upheld as an Order to Demolish. Justin Kivette Inspector. Demolished by City 8/25/22. **(RESCINDED)**

9. 3604 Busic Ave Case #16-004620 (Parcel #21031) Delasio Santee Foust, Owner. Upheld as an Order to Demolish. Carla Harrison Inspector. Demolished by City 8/1/22. **(RESCINDED)**

10. 3611 Busic Ave Case #12-001677 (Parcel #21011) Maria Lara, Owner. Upheld as an Order to Demolish. Carla Harrison Inspector. Repaired by Owner 9/12/22. **(RESCINDED)**

11. 127 Concord St Case #18-000090 (Parcel #26334) Robert Graves Jr, Owner. Upheld as an Order to Demolish. Justin Kivette Inspector. Demolished by Owner 9/12/22. **(RESCINDED)**

12. 403 N Dudley St Case #12-004063 (Parcel #2521) Lonnie & Lucille Cockerham, Owners. Upheld as an Order to Demolish. Justin Kivette Inspector. Demolished by City. **(RESCINDED)**

13. 1505 Gorrell St Case #14-007755 (Parcel #10651) Javier Saldana, Josefina Tonche Vaquera, Owners. Upheld as an Order to Demolish. Justin Kivette Inspector. Invalid Ordinance Adoption. **(RESCINDED)**

14. 823 Highland Ave Case #13-006937 (Parcel #5945) Bulent Bediz, Owner. Upheld as an Order to Demolish. Carla Harrison, Inspector. Demolished by City. **(RESCINDED)**

15. 106 S Josephine Boyd St Case #13-003921 (Parcel #11886) Adele Taylor Singletary, Leith Paul Singletary, Owners. Upheld as an Order to Demolish. Carla Harrison Inspector. Repaired by Owner 8/16/22. **(RESCINDED)**

16. 1323 Lees Chapel Rd Case #11-004617 (Parcel #92537) Jimmy & Lois Oakley, Owners. Upheld as an Order to Demolish. Jarod LaRue Inspector. Demolished by City 8/18/22. **(RESCINDED)**

17. 1004 Logan St Case #11-003529 (Parcel #7514) Namon Powell, Owner. Upheld as an Order to Demolish. Carla Harrison Inspector. Demolished by City 6/16/22. **(RESCINDED)**

18. 4008 Sheridan Rd Case #14-001519 (Parcel #87035) Edward L Harris, Owner. Upheld as an Order to Demolish. Jarod LaRue Inspector. Invalid Ordinance Adoption. **(RESCINDED)**

19. 1608 Tucker St Case #11-003574 (Parcel #18773) Eugenia Turner, Owner. Upheld as an Order to Demolish. Justin Kivette Inspector. Repaired by Owner 8/15/22. **(RESCINDED)**

20. 1004 Willow Rd Case #15-003691 (Parcel #13617) City of Greensboro, Owner. Upheld as an Order to Demolish. Carla Harrison Inspector. Demolished by City 8/25/22. **(RESCINDED)**

21. 3820 Yanceyville St Case #17-002686 (Parcel #46304) Rogelio Gonzalez, Owner. Upheld as an Order to Demolish. Carla Harrison Inspector. Demolished by City 7/20/22. **(RESCINDED)**

22. COMMISSIONER DISCUSSION/REFLECTION

Ms. Rivero stated that there are times when the general public does not understand the workings of this Commission because it is quasi-judicial and she has been approached with questions from people and is not sure how to answer those questions. She wants to know what is the proper procedure and protocol for handling that situation? Michelle Kennedy, Division Director, stated that staff is going through some

internal changes and one of the Field Officers, Jared LaRue is now transitioning to Field Supervisor. She also introduced Larry Roberts who will be taking the position of Division Manager as of October 1st. Mr. Roberts stated that he had been a Field Inspector many years ago, then went with the Police Department and is now coming back to this Department.

Michelle Kennedy stated that there will be a Training Session next week, that should be very informative in handling many different scenarios in the future and she looks forward to working with all the Commissioners during this transition.

Chair Waddell stated that she is resigning from the Commission as she is getting married and moving to the Asheville, NC area. Ms. Kennedy stated that there will be election of new officers at the October meeting.

23. ADJOURN

There being no other business before the Commission, the meeting adjourned at 2:12 p.m.